

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

GREENVILLE S.C. MORTGAGE OF REAL ESTATE
DEC 7 11 33 AM 1975
DONNIE S. TANKERSLEY
R.M.C.

1975-610

WHEREAS, GERALD D. HARRIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto CAROLINA NATIONAL BANK, Post Office
Drawer 32, Easley, South Carolina, 29640,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of -----

Eleven Thousand and No/100----- Dollars (\$ 11,000.00) due and payable
as per the terms of said note;

with interest thereon from _____ date _____ at the rate of twelve _____ per centum per annum, to be paid: as per the
terms of said note.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for
the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and
of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account
by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the
Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold
and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being
in the State of South Carolina, County of Greenville, Saluda Township, being shown on plat of
PROPERTY OF CHARLES H. JOHNSON made by Terry T. Dill, C.E., December 2,
1950, and recorded in the RMC Office for Greenville County in Plat Book VV,
Page 75, and being more particularly described in a deed from Aileen S.
Brock, et al., to H. E. McQueen and Boyd L. McQueen recorded in the RMC
Office for Greenville County in Deed Volume 474, Page 381, as follows:

BEGINNING at a bolt in abutment of Old Talley's Bridge and running thence
S. 66-30 W. 290 feet to a white oak tree on the north side of Talley's
Bridge Road; thence S. 28-30 E. 403 feet to an iron pin on the corner of
land now or formerly of Jesse B. Talley; thence N. 44-15 E. 1,590 feet to
an iron pin; thence S. 71-15 W. 251 feet to an iron pin; thence N. 49-45 E.
1,535 feet to an iron pin on the bank of North Saluda River; thence down
the course of said river 544 feet to the point of beginning, and containing
8.7 acres, more or less.

This being the identical property conveyed to the mortgagor herein by deed
of H. E. McQueen and Boyd L. McQueen dated December 13, 1972, and recorded
December 15, 1972, in the RMC Office for Greenville County, S.C., in Deeds
Book 963, at Page 145.

ALSO: ALL that tract of land in Saluda Township, Greenville County, S.C.,
containing 8.6 acres, more or less, according to a survey and plat by Terry
T. Dill, December 2, 1950, having according to said plat the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the eastern bank of the North Saluda River at
the joint corner of property formerly owned by Iva S. Simpson and running
thence with the line of said property N. 49-45 E. 1,365 feet to a point on
the line of property now or formerly owned by Gilbert; thence with the Gil-
bert line, S. 71-15 W. 1,472 feet to an iron pin on the eastern bank of the
North Saluda River; thence in a southerly direction down the course of said
river 544 feet to the point of beginning; also all the mortgagor's right,
title and interest in and to a right-of-way for ingress and egress over the
property formerly owned by Iva S. Simpson, which right-of-way was granted
to a predecessor in title by deed recorded in the RMC Office for Greenville
County, S.C., in Deeds Book 628, Page 409. This property is subject to a
25-foot right-of-way for ingress and egress to other lands previously
granted by the mortgagor herein.

This being the identical property conveyed to the mortgagor herein by deed
of Thomas E. Curtis and Martha C. Curtis dated August 18, 1971, recorded
August 31, 1971, in the RMC Office for Greenville County, S.C., in Deeds
Book 924, Page 29.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting
fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures
and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right
and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except
as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee
forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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